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WARRANTY DEED

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,000.00.

Affiant

Subscribed and sworn to me on 11/14/19.

June E Rowell

NOTARY PUBLIC
My Commission Expires: 9-7-21

Karen Johnson Davidson County
Batch# 315853 DEEDWARR
11/14/2019 04:13:48 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20191114-0117805

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emma Holloway 7252 Highway 70 South #904 Nashville, TN 37221	SAME AS NEW OWNER	142070F03700CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sharon Byler and husband, Justin Byler, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Emma Holloway, a single person and Beth M. Holloway and Thomas W. Holloway, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 37, Unit No. 904, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed, of record in Instrument No. 20000720-0071772; re-recorded in Instrument No. 20000828- 0084760; as amended in Instrument No. 20060824-0104869, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sharon L. Groff, a single woman, by warranty deed from Wendy Tidwell, a single person, dated February 17, 2017, and recorded February 23, 2017, of record in Instrument No. 20170223-0018099, Register's Office for Davidson County, Tennessee. Sharon L. Groff has since married and is now known as Sharon Byler.
>
> Justin Byler, spouse of Sharon Byler, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Sharon Byler.
>
> This is improved property known as 7252 Highway 70 South #904, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful

claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on 11/14/19.

Sharon Byler

Justin Byler

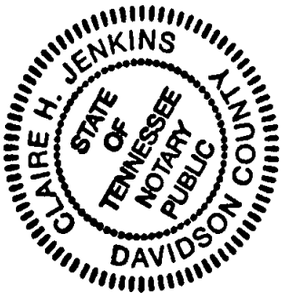
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/14/19, before me personally appeared Sharon Byler, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 11/14/19.

NOTARY PUBLIC

My Commission Expires: 10/2/23



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/12/19, before me personally appeared Justin Byler, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 11/12/19.

NOTARY PUBLIC

My Commission Expires: 10/2/23

